



**AGENDA**  
**BOARD OF ADJUSTMENT**  
Municipal Plaza Building, 1st. Floor  
103 Main Plaza Street, San Antonio, Texas 78205  
Monday 1:00 P.M. November 19, 2001



The official agenda is posted at City Hall in accordance with state law.  
This copy is for general information only.

- I. 1:00 P. M. Public hearing called to order by the BOA Chairman
- II. Roll Call
- III. Invocation
- IV. Scheduled Cases:

<b>CASE NO. A-01-140PP</b>	<b>Eduardo Monreal representing Jose A Morales</b> <b>2014 El Paso Street</b>
<b>CASE NO. A-01-161PP</b>	<b>Feliz M. Gonzales</b> <b>102 Gage Drive</b>
<b>CASE NO. A-01-167</b>	<b>Gordon V. Hartman</b> <b>16900 US 281 N.</b>
<b>CASE NO. A-01-180</b>	<b>Virginia G. Losoya</b> <b>248 W. Cheryl Drive</b>
<b>CASE NO. A-01-181</b>	<b>Otilio Velazquez</b> <b>1530 W. Wildwood Drive</b>
<b>CASE NO. A-01-182</b>	<b>Richard Moore representing Leticia Campos</b> <b>1016 Blanco Road</b>
<b>CASE NO. A-01-183</b>	<b>Larry Hudler</b> <b>4619 Dietrich Road</b>
<b>CASE NO. A-01-184</b>	<b>Micaela Gonzalez</b>  <b>219 Lambert Street E.</b>
<b>CASE NO. A-01-185</b>	<b>Bill Sanchez</b> <b>1715 Mc Cullough Avenue</b>
<b>CASE NO. A-01-186</b>	<b>Louis Greco</b> <b>238 Nassau Drive</b>

**This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 24 hours prior to the meeting by calling 207-7245.**

## BOARD OF ADJUSTMENT

CASE NO. A-01-140PP

November 19, 2001

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, November 19, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

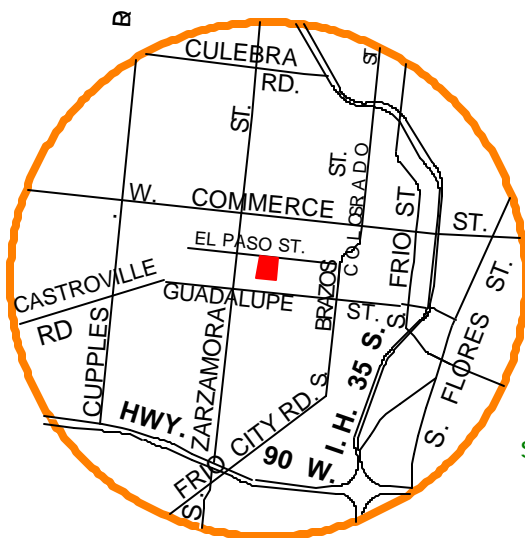
Eduardo Monreal representing Jose A. Morales  
Lots 3A & 3B, Block 5, New City Block 2432  
2014 El Paso Street  
Zoned: "R-7" Small Lot Residence District

**THIS CASE WAS ORIGINALLY SCHEDULED TO BE HEARD ON SEPTEMBER 17, 2001.**

The applicant requests a variance to construct a residential structure on a lot that does not meet minimum area requirements, and within the rear yard setback.

The Development Services Department could not issue a permit because Section 35-3351 (f) of the Unified Development Code requires a minimum lot area of 4,200 square feet, and a 20' rear yard setback.

The applicant proposes constructing a single-family residential structure on a 3,750 square foot lot with a 13' 2" rear yard setback.

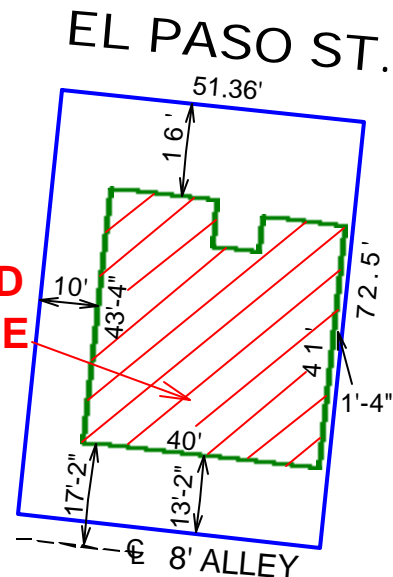


LOCATION MAP



SCALE: 1"=30'

**PROPOSED  
RESIDENCE**



A-01-140PP

BOARD OF ADJUSTMENT

November 19, 2001

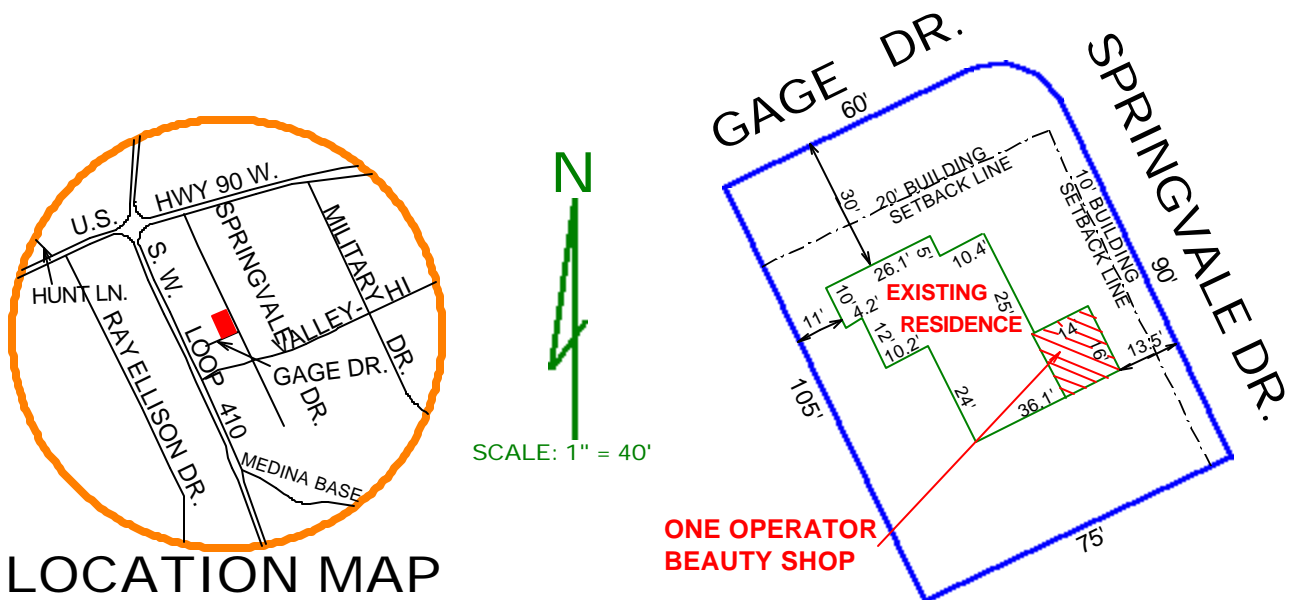
CASE NO. A-01-161PP

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, November 19, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Feliz M. Gonzales  
Lot 12, Block 31, NCB 15193  
102 Gage Drive  
Zoned: "R-1" Single Family Resident District

**The applicant requests a Special Exception to continue operation of a one-operator beauty shop in a residential district.**

The Development Services Department could not issue this permit because Section 35-3044(c) of the Unified Development Code gives only the Board of Adjustment authority to grant Special Exceptions for a one-operator beauty shop in a residential district. The proposed hours of operation are Tuesday and Wednesday from 1:00 P.M. to 5:00 P.M., and Thursday, Friday, and Saturday from 9:00 A.M. to 4:00 P.M.



A-01-161 P.P.

BOARD OF ADJUSTMENT

November 19, 2001

CASE NO. A-01-167

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, November 19, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

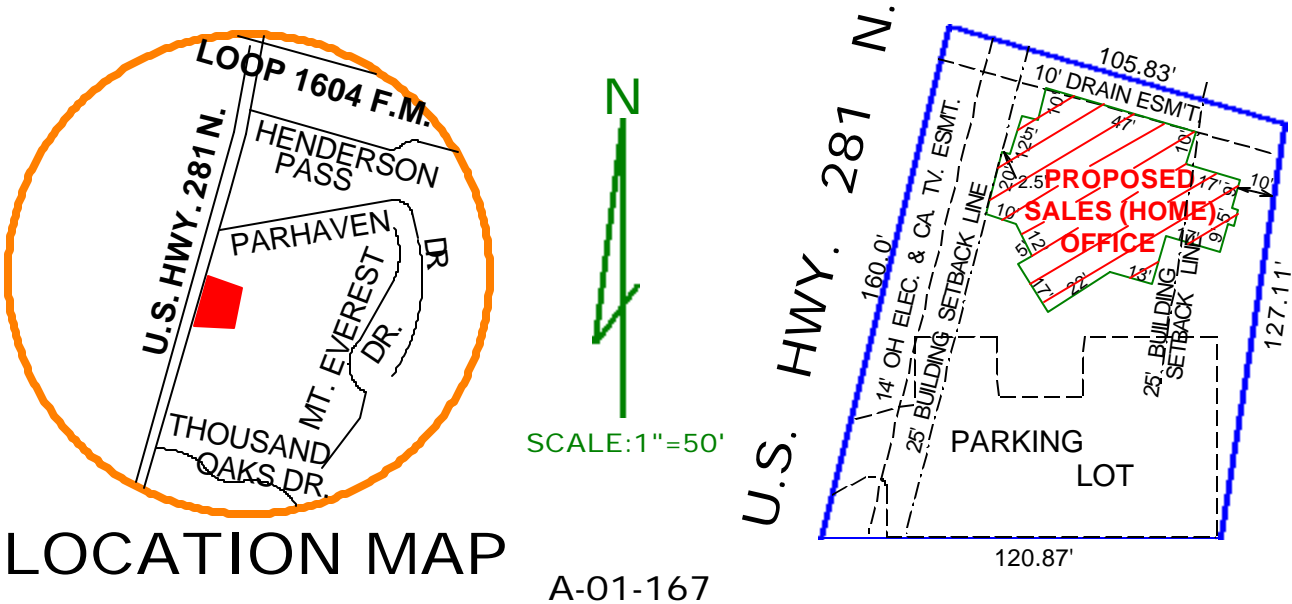
Gordon V. Hartman  
Lot 41, Block 11, New City Block 14815  
16900 U.S. 281 N  
Zoned: "B-2" Business District, E.R.Z.D.

**THIS CASE WAS ORIGINALLY SCHEDULED TO BE HEARD ON OCTOBER 15, 2001.**

The applicant requests a variance to construct a Sales (Home) Office within the rear yard setback.

The Development Services Department could not issue this permit because Section 35-3351 (f) of the Unified Development Code requires a 25' rear yard setback.

The applicant's plan proposes construction of the Sales (Home) Office with a 10' rear yard setback.



## BOARD OF ADJUSTMENT

November 19, 2001

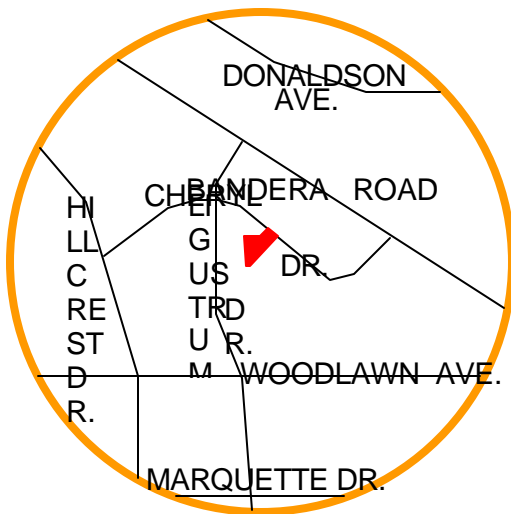
CASE NO. A-01-180

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, November 19, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

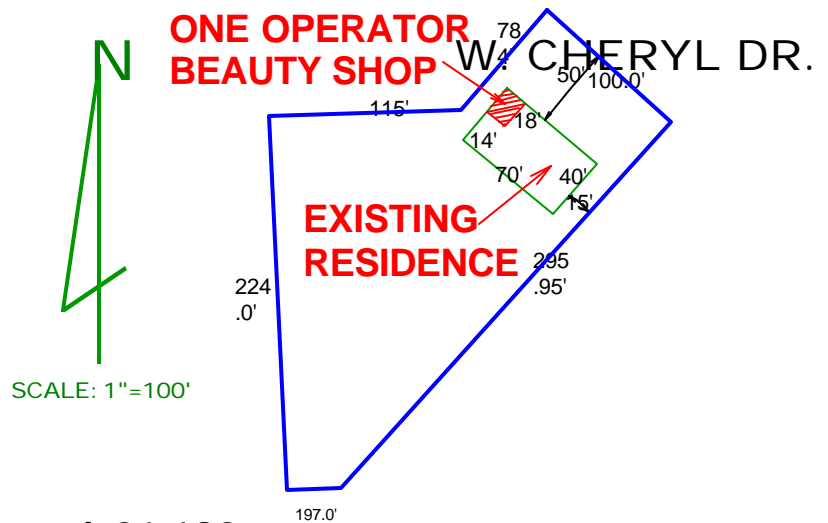
Virginia G. Losoya  
Lot 71A, New City Block 11508  
248 W. Cheryl Drive  
Zoned: "A" Single Family Residence District

**The applicant requests a Special Exception to continue operation of a one-operator beauty shop in a residential district.**

The Development Services Department could not issue this permit because Section 35-3044(c) of the Unified Development Code gives only the Board of Adjustment authority to grant Special Exceptions for a one-operator beauty shop in a residential district. The proposed hours of operation are Tuesday, Wednesday, and Friday from 10:00 A.M. to 5:00 P.M., Thursday from 10:00 A.M. to 8:00 P.M., and Saturday from 9:00 A.M. to 5:00 P.M.



LOCATION MAP



A-01-180

## BOARD OF ADJUSTMENT

November 19, 2001

CASE NO. A-01-181

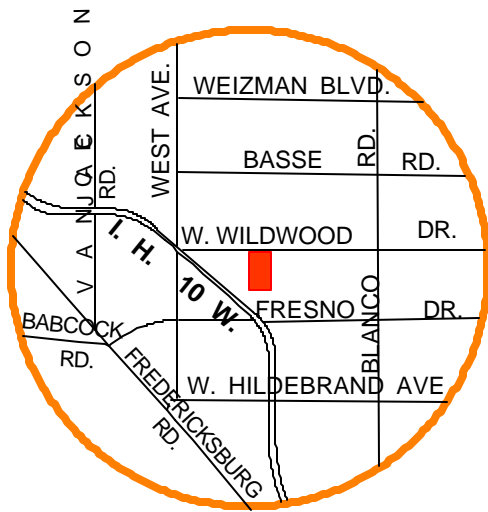
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, November 19, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Otilio Velazquez  
Lot 3, Block 120, New City Block 7088  
1530 W. Wildwood Drive  
Zoned: "B" Residence District

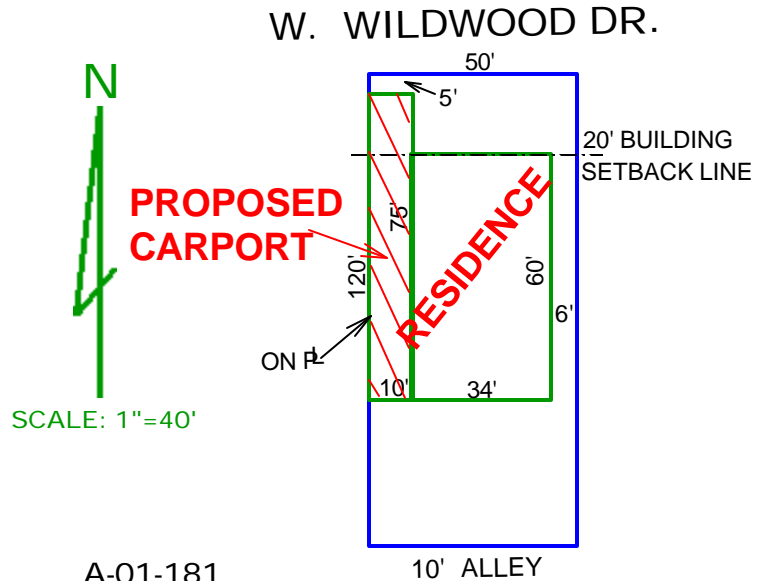
The applicant requests a variance to continue construction of a carport within the front and side yard setbacks.

The Development Services Department could not issue a permit because Section 35-3611 (a) of the Unified Development Code (UDC) requires front and side yard setbacks of 20' and 5' respectively.

The applicant's plan shows the aforementioned carport on the side yard property line with a 5' front yard setback.



LOCATION MAP



# BOARD OF ADJUSTMENT

November 19, 2001

CASE NO. A-01-182

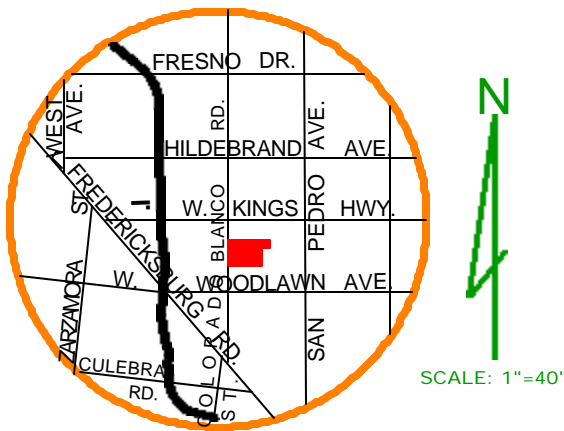
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, November 19, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Richard Moore representing Leticia Campos  
Lot 19, New City Block 6523  
1016 Blanco Road  
Zoned: "R-3" Multi-Family Residence District

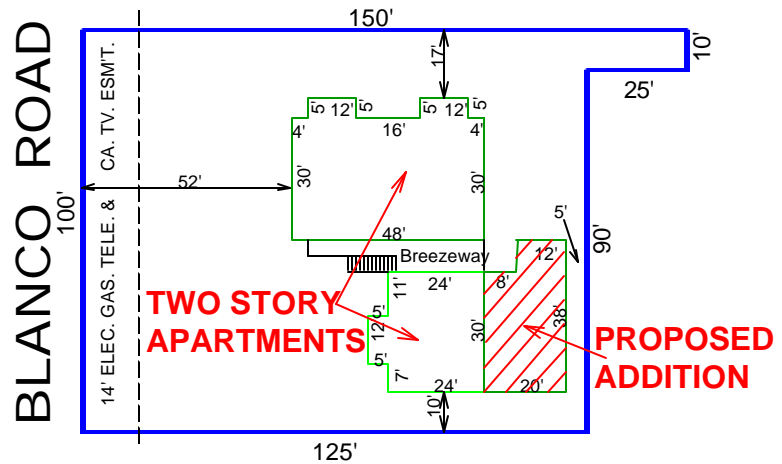
The applicant requests a variance to keep an addition to an existing structure within the rear yard setback.

The Development Services Department could not issue a permit because Section 35-3351 (f) of the Unified Development Code (UDC) requires a 25' rear yard setback.

The applicant's plan shows a constructed addition to an existing structure (Laundry Room) with a 5' rear yard setback.



LOCATION MAP



A-01-182

# BOARD OF ADJUSTMENT

November 19, 2001

CASE NO. A-01-183

A

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, November 19, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following appeal.

Larry Hudler  
Lot 5, New City Block 10598  
4619 Dietrich Road  
Zoned: "R-3" Multi-Family Residence District

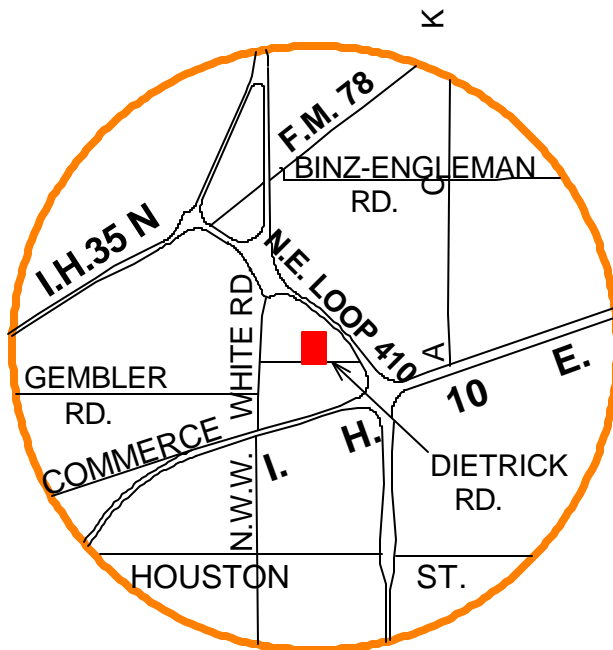
M

The applicant requests a variance to keep three existing apartment buildings (building numbers 8, 9, and 11) within the rear yard setback.

R

The Development Services Department could not issue a permit because Section 35-3351 (f) of the Unified Development Code requires a 25' rear yard setback.

The applicant's plan shows rear yard setbacks of 14.5' for building 8, 14.7' for building 9, and 14.5' for building 11.



A-01-183

## LOCATION MAP

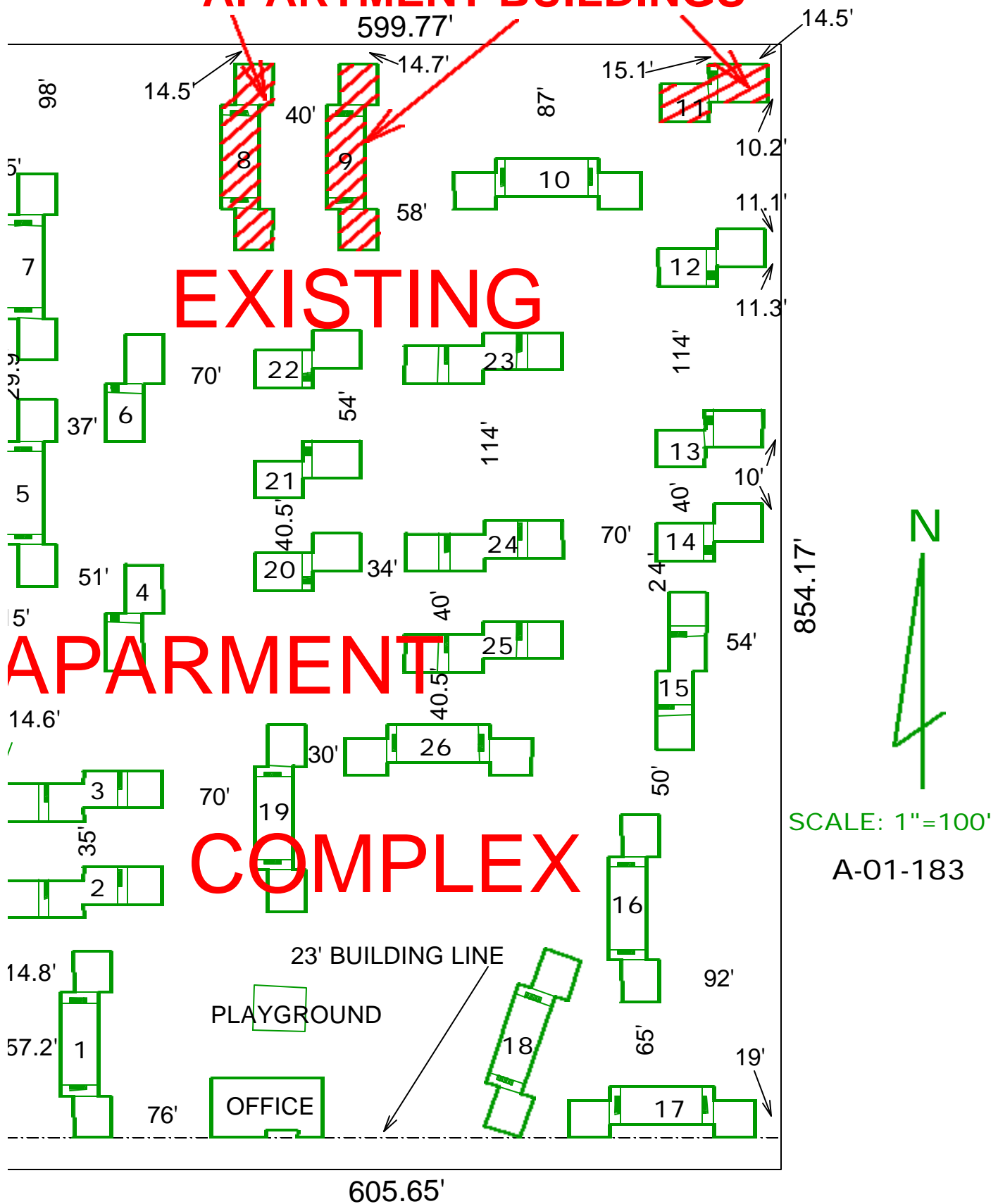


599.77'

# Argument

# COMPLEX

# DIETRICH ROAD



# BOARD OF ADJUSTMENT

November 19, 2001

3

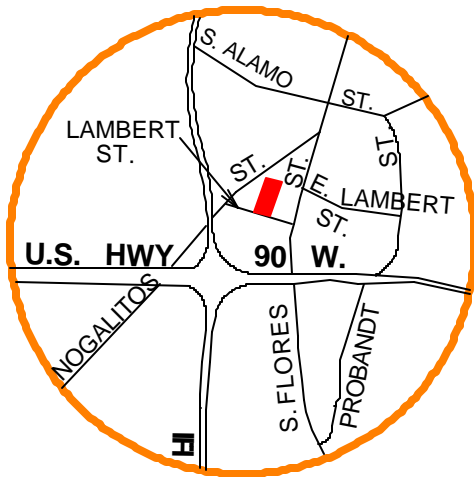
CASE NO. A-01-184

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, November 19, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

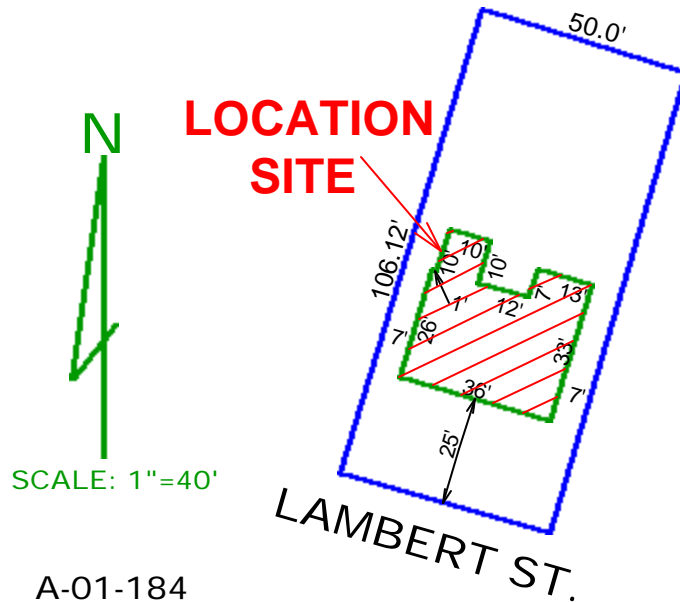
Micaela Gonzalez  
Lot 21, Block 4, New City Block 2934  
219 Lambert Street E.  
Zoned: "C" Apartment District

The applicant requests a Special Exception to relocate a structure from 132 Rigsby Avenue to 219 Lambert Street E.

The Development Services Department could not issue a permit because Section 35-3044 (b) of the Unified Development Code (UDC) gives only the Board of Adjustment the authority to grant Special Exception to relocate structures within the city.



LOCATION MAP



A-01-184

BOARD OF ADJUSTMENT

November 19, 2001

CASE NO. A-01-185

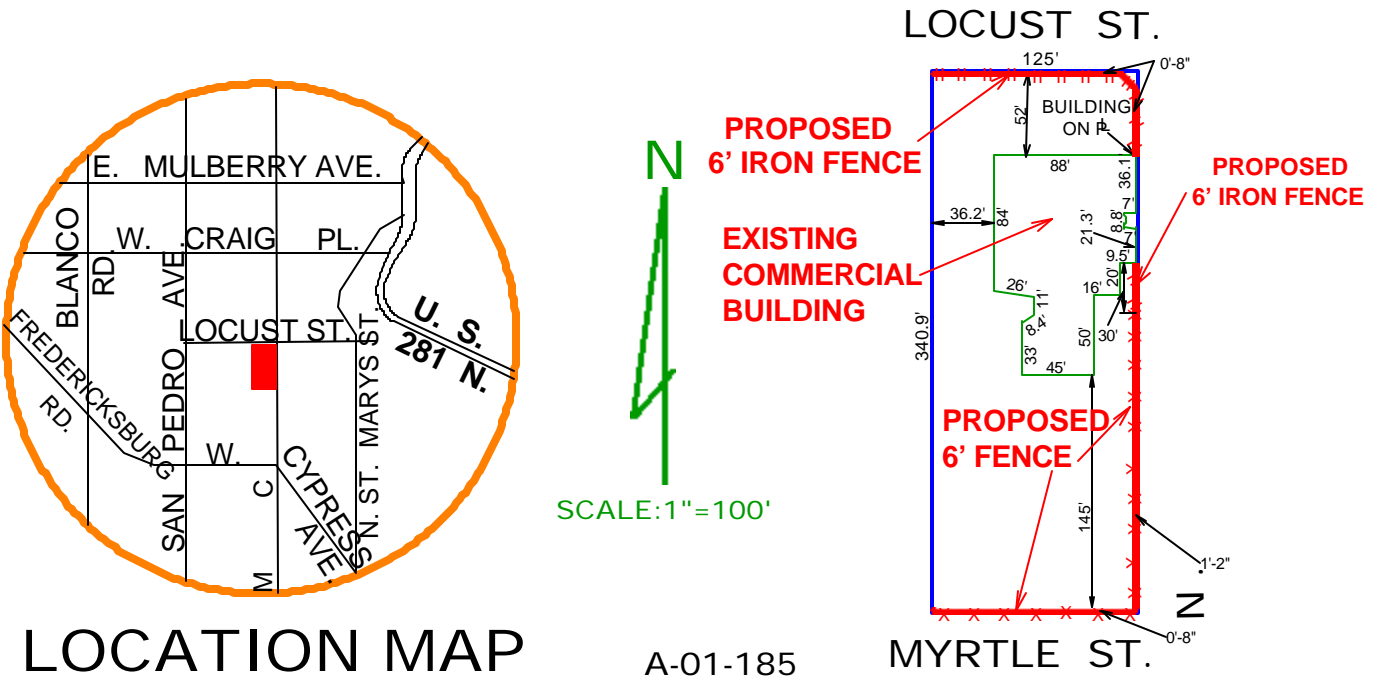
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, November 19, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Bill Sanchez  
Lots 5-11, Block 9, New City Block 1748  
1715 McCullough Avenue  
Zoned: "B-2" "CC," Business District, City Council

The applicant requests a variance to erect a 6' fence within the front and reverse front yard setbacks.

The Development Services Department could not issue this permit because Section 35-3337 (a) of the Unified Development Code limits fence heights within the front and reverse front yard setbacks to 4'.

The applicant's plan proposes erection of a 6' fence within the front and reverse front yard setbacks.



# BOARD OF ADJUSTMENT

November 19, 2001

CASE NO. A-01-186

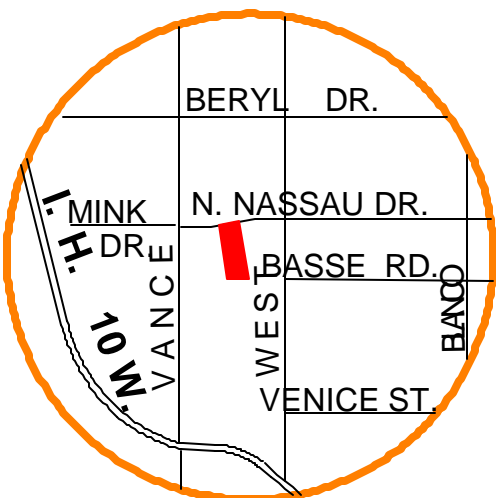
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, November 19, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Louis Greco  
Lot 6, Block 26, New City Block 9748  
238 Nassau Drive  
Zoned: "B" Residence District

The applicant requests a variance to keep a carport within the front and side yard setbacks.

The Development Services Department could not issue a permit because Section 35-3611 (a) of the Unified Development Code (UDC) requires front and side yard setbacks of 20' and 5' respectively.

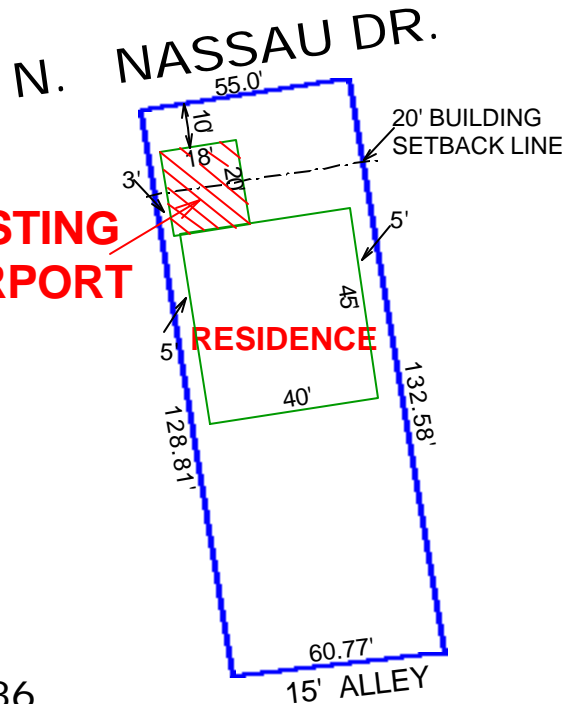
The applicant's plan shows the aforementioned carport with front and side yard setbacks of 10' and 3' respectively.



LOCATION MAP



A-01-186



## BOARD OF ADJUSTMENT

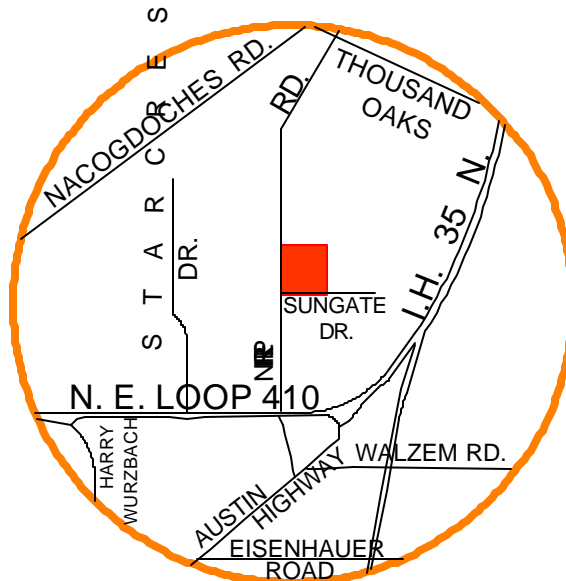
November 19, 2001

CASE NO. A-01-187

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, November 19, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following appeal.

Babe's Gentlemen's Club  
Lot 1, Block 13, New City Block 13706  
9500 Perrin Beitel  
Zoned: "B-3" Business District

**The appellant, Babe's Gentlemen's Club, requests an amortization period of 31.58 years prior to termination of the establishment's type "B" non-conforming use consent for a Sexually Oriented Business (SOB) as allowed by Section 35-3065 & 35-3305 of the Unified Development Code. The requested termination date for operation of the aforementioned SOB is October 8, 2030.**



# LOCATION MAP